



ANTHONY A. WILLIAMS, MAYOR

STANLEY JACKSON, DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT  
GOVERNMENT OF THE DISTRICT OF COLUMBIA

# **C**ONSOLIDATED **A**NNUAL **P**ERFORMANCE **E**VALUATION **R**EPORT

FISCAL YEAR 2005

DECEMBER 29, 2005



PRESENTED TO  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

JALAL GREENE, DIRECTOR  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
801 NORTH CAPITOL STREET, NE - WASHINGTON, DC 20002  
(202) 442-7200

### **Notice of Non-Discrimination**

In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code Section 2-1401.01 et seq., (Act) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination, which is also prohibited by the Act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action.

## Application

### U. S. Department of Housing and Urban Development (HUD) Consolidated Plan Management Process (CPMP)

**A. Submission****3. ☒ Annual Performance Report**

a. Timeframe covered is from 10/01/04 to 9/30/05

b. Year of Strategic Plan period for this submission: 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒**4. Catalog of Federal Domestic**

Assistance Numbers	Assistance Titles	Amounts of Application Requests
14-218	Community Development Block Grant (CDBG)	\$ 22,463,000
14-239	HOME Investment Partnership Act Grant (HOME)	\$ 10,055,626
	ADDI 03 and 04 are part of HOME	\$
14-231	Emergency Shelter Grant (ESG)	\$ 836,352
14-241	Housing Opportunities for Persons with Aids (HOPWA)	\$ 11,802,000

DELETED LEAD GRANTS

**B. Applicant**1. Name: **District of Columbia**

2. Identifier:

3. Employer Identification Number (EIN): **53-6001131**4. DUNS number: **072634306**5. *Applicant is (choose one):*

- ☐ Local Government: City
- ☐ Local Government: County
- ☐ Consortia

☒ **State**

District of Columbia

6. U.S. Senators NONE

7. Names of Members of Congress for this jurisdiction      Congressional Districts

**The Honorable Eleanor Holmes Norton**      **the District of Columbia**

8. Applicant/Grantee Representative:

Name: Jalal Greene 

Title: Director, Department of Housing and Community Development

Telephone

Number: (202) 442-7210

9. Certification

"To the best of my knowledge and belief, all data in this application are true and correct, the document has been duly authorized by the governing body of the applicant, and the applicant will comply with the attached assurances if the assistance is awarded."

Signed: Jalal Greene, Director 

Date signed: December 29, 2005

10. Contact Person for matters involving this application:

Name: Kay C. McGrath

Title: Special Assistant to the Director (DHCD)

Telephone: (202) 442-7276; Fax Number: (202) 442-9280;  
 E-mail Address: kay.mcgrath@dc.gov

### C. For HUD Use Only

1. Is applicant delinquent on any Federal debt? ☐ yes ☒ no
2. Is application subject to review by State Executive Order 12372 process?

This application was made available to the E.O. 12372 process for review (date):

- ☐ No. This program is not covered by E.O. 12372.  
☐ N/A. This program has not been selected by the State for review.

3. Date Plan submitted December 29 2005
4. Date Plan Review due (45 days from HUD CPD receipt)
5. Date Plan Review completed
6. Plan approved ☐ yes Date  
 or  
☐ no Date  
 Extension granted ☐ yes ☐ no Date  
 Quantity of days extended  
 Explanation  
 Date Grantee signed off Date HUD signed off  
 Recommended actions

7. Reviewing offices (check those that will be reviewing):

- ☐ FOD  
☐ FHEO  
☐ SF  
☐ M  
☐ CPD Relocation  
☐ CPD FA  
☐ CPD CPS  
☐ CPD EO  
☐ IG  
☐ OGC  
☐ Other

8. Check any of the following that have been included in this submission:

**SF 424 in original signed hardcopy**

**Certifications**

Electronic version Original signed hardcopy

**Maps**

☒ Electronic version Original signed hardcopy

**Databases**

Electronic version Original signed hardcopy

☒ Public comments

☒ Replies to public comments

## TABLE OF CONTENTS

NOTICE OF NON-DISCRIMINATION .....	II
APPLICATION .....	III
TABLE OF CONTENTS .....	V
CAPER CHECKLIST .....	VIII
INTRODUCTION AND EXECUTIVE SUMMARY .....	1
PART 1. ACCOMPLISHMENTS .....	4
PROGRESS TOWARD FISCAL YEAR 2004 GOALS .....	6
HOMELESSNESS AND SPECIAL NEEDS .....	6
AFFORDABLE HOUSING .....	7
NON-HOUSING COMMUNITY DEVELOPMENT .....	9
OTHER FY 2004 ACCOMPLISHMENTS .....	10
REDUCING LEAD-PAINT HAZARDS .....	10
ANTI-POVERTY STRATEGY .....	12
FAIR HOUSING .....	13
MONITORING .....	15
PART 2. ASSESSMENT, TARGETING, INSTITUTIONAL STRUCTURE, AND PUBLIC PARTICIPATION....	19
EXPANDING HOMEOWNERSHIP .....	19
THE HOME PURCHASE ASSISTANCE PROGRAM (HPAP) .....	19
HOMESTEAD HOUSING .....	20
SINGLE FAMILY HOME REHABILITATION .....	21
FACTORS AFFECTING FY 2004 GOALS .....	25
ACTIONS TO OVERCOME OBSTACLES TO AFFORDABLE HOUSING .....	27
BY GEOGRAPHIC AREAS .....	29
THROUGH COORDINATION AND INSTITUTIONAL STRUCTURE .....	33
THROUGH OUTREACH—TO COMMUNITY AND TO DEVELOPERS .....	35
PART 3. FUNDING:SOURCES AND USES.....	37
SOURCES OF FUNDS .....	37
FEDERAL RESOURCES .....	37
LOCAL RESOURCES .....	38
LEVERAGED FUNDS .....	39
USES OF FUNDS .....	41
DHCD PROGRAM FEDERAL FUNDS BUDGETS .....	42
USE OF FUNDS FOR AFFORDABLE HOUSING .....	44

HOMEOWNERSHIP PROMOTION .....	44
INCREASING THE SUPPLY OF AFFORDABLE HOUSING .....	45
NON-HOUSING COMMUNITY DEVELOPMENT.....	47
 PART 4. PROGRAM PERFORMANCE—CDBG, HOME AND ESG .....	51
CDBG .....	51
HOME .....	55
ESG.....	60
 PART 5. HOPWA PERFORMANCE REPORT.....	70
 PART 6. SPECIAL INITIATIVES—NEIGHBORHOOD REVITALIZATION STRATEGY AND .....	84
NEIGHBORHOOD STRATEGY AREAS.....	84
 PART 7. PUBLIC PARTICIPATION AND PUBLIC NOTICE.....	90
NOTICE OF AVAILABILITY.....	91
FY 2004 OUTREACH AND PARTICIPATION.....	92

---

---

## TABLE INDEX

---

Table 1: Summary of Accomplishments, FY 2005.....	2
Table 2: Five-Year Plan Accomplishments 2001-2005.....	5
Table 3: HUD \ Summary of Specific Homeless/Special Needs Objectives.....	6
Table 4: HUD "Table 2C" Summary of Specific Housing/Community Development.....	8
Table 5: HUD "Table 2C" Summary of Specific Housing/Community Development Objectives FY2005 (Table 2A/2B Continuation Sheet).....	9
Table 6: District Areas for Targeted Investment .....	30
Table 7: FY 2005 Federal Entitlement Grant Allocations .....	37
Table 8: FY 2005 Local/Other Funds Allocations .....	38
Table 9: FY 2005 CDBG Program (CD-29) Budget .....	42
Table 10: FY 2005 HOME Program Budget .....	43
Table 11: FY 2005 Emergency Shelter Grant Budget.....	43
Table 12: FY 2005 Housing for Persons With AIDS Program EMSA-Wide Budget.....	43
Table 13: Homeownership and Home Rehabilitation Expense, FY 2005 .....	45
Table 14: Affordable Housing Production Expense, FY 2005.....	46
Table 15: Affordable Housing Units Created/Rehabilitated FY 2005 .....	46
Table 16: FY 2005 DFD Units Funded: By Income Level and Special Needs .....	47
Table 17: CDC Neighborhood Investments-Community Organization Support Expense, FY 2005.....	48
Table 18: Business Counseling and Housing Counseling Funding, FY 2005 .....	49
Table 20: General Administration and Overhead Expense, FY 2005 .....	50
Table 21: CDBG Proposed and Actual Project Awards, FY 2005.....	52
Table 22: HOME Fund Investments, FY 2005 .....	55
Table 23: Homeless Support Expense, FY 2005.....	61
Table 24: Accomplishments In Homeless Support, FY 2005.....	61
Table 26: Change in Publicly Supported Beds—1994-2004.....	65
Table 27: Continuum of Care Project Priorities.....	67
Table 28: Continuum of Care Special Needs Housing .....	69

---

## APPENDICES

---

APPENDIX A	DEVELOPMENT FINANCE DIVISION FY 2005 FUNDED PROJECTS—ALL SOURCES OF FUNDS.....	94
APPENDIX B	NEIGHBORHOOD INVESTMENT PERFORMANCE MEASURES, FY 2005 FUNDED GRANTS .....	100
APPENDIX C	DHCD PROGRAM DESCRIPTIONS.....	109
APPENDIX D	TARGET AREA MAP AND CENSUS TRACTS BY ETHNICITY.....	114
APPENDIX E	REPORTS .....	117

## CAPER Checklist

The following checklist identifies the required elements of the CAPER, as defined in 24 CFR 91.520.

CAPER GENERAL REQUIREMENTS		PAGE
<input type="checkbox"/>	Evidence of public notice for CAPER Review	91
<input type="checkbox"/>	Assessment of progress toward five-year goals	5
<input type="checkbox"/>	Assessment of progress toward one-year goals	6-10; 19-24
<input type="checkbox"/>	Impediments to fair housing and actions to overcome them	13
<input type="checkbox"/>	Affordable housing actions for extremely low, low/moderate income renters and owners	19-24, 34-36; 39-47
	▪ Actions taken and accomplishments to meet worst case needs	22, 47, 69
	▪ Actions and accomplishments to serve people with disabilities	(same)
	▪ Number of Section 215 housing opportunities created	55
<input type="checkbox"/>	Continuum of care progress to help homeless people	60-69
	▪ Actions to meet supportive housing needs (include HIV/AIDS)	70-83
	▪ Actions to plan and/or implement continuum of care	64
	▪ Actions to prevent homelessness	61-63
<input type="checkbox"/>	Actions to address emergency shelter needs	60, 62-63, 67-69
	Actions to develop transitional housing	24, 47, 60-69
<input type="checkbox"/>	Actions and accomplishments to:	
	▪ meet underserved needs	47
	▪ foster and maintain affordable housing	19-22
	▪ eliminate barriers to affordable housing	13, 25-27
	▪ fill gaps in local institutional structure	27-36
	▪ facilitate PHA participation/role	34
	▪ reduce lead-based paint hazards	10
	▪ reduce poverty	12
	▪ ensure compliance with program and planning requirements (include monitoring of CHDOs/subrecipient compliance)	15, 56
<input type="checkbox"/>	Leveraging of public and private funds	39-41
<input type="checkbox"/>	Summary of citizen comments	89
<input type="checkbox"/>	Analysis of successes and failures and actions taken to improve programs	19-36
<b>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</b>		
<input type="checkbox"/>	Relationship of expenditures to priority needs	31; 37-54
<input type="checkbox"/>	Low/moderate income benefit	52
<input type="checkbox"/>	Amendments and other changes to programs	27-29
<input type="checkbox"/>	Completion of planned actions to:	
	▪ pursue all resources identified in plan	51
	▪ certify consistency for local applicants for HUD funds	51
	▪ support Consolidated Plan goals	51
<input type="checkbox"/>	National objective failures, if any	None reported
<input type="checkbox"/>	Actions taken to avoid displacement	28, 53



CAPER GENERAL REQUIREMENTS		PAGE
<input type="checkbox"/>	Compliance with URA	28, 53
<input type="checkbox"/>	If jobs were filled with over income people	No info.
	▪ What was done to give low/moderate income first priority?	No info. available
	▪ List job titles created/retained and those made available to low/mods	No info. available
	▪ Describe training for low/moderate income persons	92
<input type="checkbox"/>	For limited clientele activities, if any:	
	▪ The nature of the group that allows assumption of more than 51% low/mod	None reported
<input type="checkbox"/>	Rehabilitation accomplishments and costs	5, 8, 22 ,42, 45, 47
	▪ units completed for each type of program	5, 8, 22 ,42, 45, 47
	▪ CDBG expenditures for rehabilitation	42-33, 46-47, 50-54
	▪ other funds invested	38-40
	▪ delivery costs	
<input type="checkbox"/>	Neighborhood Revitalization Strategy area, if any:	84-88
	progress against established benchmarks	84-88
<input type="checkbox"/>	CDBG Financial Summary Attachments:	Appendix E, Reports
	▪ Reconciliation of cash balances	Same
	▪ Program income, adjustments and receivables	Same
<b>HOME</b>		
<input type="checkbox"/>	Distribution of HOME funds among identified needs	43-55
<input type="checkbox"/>	HOME Match Report (HUD 40107A)	Appendix E, Reports
<input type="checkbox"/>	Contracting opportunities for M/WBEs	Appendix E, Reports
<input type="checkbox"/>	Summary of results of onsite inspections of HOME rental units	57
<input type="checkbox"/>	Assessment of effectiveness of affirmative marketing plans	58
<input type="checkbox"/>	Information about the use of program income	56
<b>EMERGENCY SHELTER GRANTS (ESG)</b>		
<input type="checkbox"/>	Description of how activities relate to ConPlan and continuum of care	60-69
<input type="checkbox"/>	Leveraging resources	65
<input type="checkbox"/>	Self-evaluation	19-36
<b>HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)</b>		
<input type="checkbox"/>	Description of activities and successes and failures	70-83
<input type="checkbox"/>	Improvements needed to overcome failures	Same
<input type="checkbox"/>	Description of local compliance and monitoring procedures	Same
<input type="checkbox"/>	Describe leveraging and coordination with other local groups	Same

**IDIS REPORTS**

A complete CAPER requires that all data for the program year be entered into IDIS. It is Department policy that IDIS data be updated at least quarterly. Grantees are not required to submit IDIS reports to HUD but must make information about accomplishments, progress and finances available to the public as part of the citizen participation process.

## **I INTRODUCTION AND EXECUTIVE SUMMARY**

---

### **INTRODUCTION:**

The U.S. Department of Housing and Urban Development (HUD) requires each of its federal entitlement grant recipients to file an annual Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER reports on the District of Columbia's use of funds from four entitlement grants: The Community Development Block Grant (CDBG), Home Investment Partnership Grant Program (HOME) (with the new ADDI program within HOME), Emergency Shelter Grant (ESG), and the Housing Opportunities for Persons with AIDS Grant (HOPWA). The CAPER must be submitted to HUD within 90 days after the close of the grantee's fiscal year and after a 15-day public comment and review period.

The Department of Housing and Community Development (DHCD) is the District's lead agency charged with providing HUD with the CAPER report containing the information needed to assess the District's ability to carry out its programs. It presents operational information on the District's activities to the general public in the District of Columbia as well as to the Congress.

The FY 2005 CAPER includes Tables demonstrating progress in meeting the goals the Department set at the start of the fiscal year; a summary of its progress in meeting its five-year goals (2001 through 2005), sources and uses of funds, information on DHCD initiatives, such as its fair housing, lead safety and public education and outreach efforts; and descriptions of other activities that will enable the public to fairly judge DHCD's performance in fulfilling its housing and community development mission.

### **MISSION:**

The mission of the Department of Housing and Community Development (DHCD) is to be a catalyst in neighborhood revitalization by strategically leveraging public funds with private and non-profit partners for low-to-moderate income D.C. residents in order to promote the preservation, rehabilitation and development of housing, increase home ownership, and support community and commercial initiatives. To accomplish HUD's goals of providing decent housing, a suitable living environment and expanded economic opportunities for low-to-moderate income residents, the Department established priority program areas in its Five-Year Consolidated Plan. The long-term priority areas for community planning and development initiatives in the Five-Year Consolidated Plan were:

- Homebuyer Assistance and Housing Recycling and Preservation
- Affordable Housing Production
- Community Organization Support, and
- Community and Commercial Development

## INTRODUCTION

DHCD consolidated its Five-Year priority areas into three main goal areas. These are:

1. Increasing home ownership opportunities;
2. Increasing the supply of affordable housing for renters and owners; and
3. Supporting neighborhood revitalization with economic opportunity for low-to-moderate income residents.

### SUMMARY:

In fy 2005, the District received \$45,156,980.00 from the four federal entitlement grants (CDBG, HOME, ESG and HOPWA) applied for in the FY 2005 Consolidated Consolidated Annual Plan. Of this total, the HOPWA grant of \$11,802,000 for the Statistical Metropolitan Area (SMA) went directly to, and was administered by, the HIV/AIDS Administration of the D.C. Department of Health (DOH). In addition to the annual entitlements, DHCD had \$59,305,603 in CDBG program income and \$1,849,032 in HOME program income as well as \$8,001,962 in CDBG carryover funds, \$9,334,183 in HOME carryover funds and \$3,466,000 in Lead Grant carryover.

During Fiscal Year 2005, DHCD continued to make considerable progress in meeting the need for affordable housing, both in home ownership and in the supply of rehabilitated and new units; and in meeting non-housing community development goals for the District of Columbia. (Table 1) However, during this period, rapid changes in the housing market, beyond the control of the government, have also continued to have a negative impact on the affordability of housing, even with substantial public subsidy.

*Table 1: Summary of Accomplishments, FY 2005*

<b>Rehabilitated multifamily and single family units funded</b>	<b>974*</b>	<b>Tenants Assisted to purchase units through Purchase Assistance</b>	<b>153</b>
<b>New multi/single family units funded</b>	<b>746</b>	<b>Housing Counseling (tenant conversions)</b>	<b>8,456</b>
<b>Home Buyer Assistance Loans</b>	<b>194</b>	<b>Businesses with technical support</b>	<b>1,876</b>
<b>Eviction Prevention Grants</b>	<b>115</b>	<b>Business Micro-loans, H St. CDC</b>	<b>5</b>
<b>Families Supported In Shelter</b>	<b>83</b>	<b>Community/Commercial facilities</b>	<b>9</b>
<b>Shelter beds rehabbed</b>	<b>180</b>	<b>Housing Counseling home - ownership</b>	<b>17,662</b>

\* Includes 103 Single Family Residential Rehab loans/grants

Among other accomplishments in FY 2005, DHCD:

- Held the Fourth Annual Fair Housing Symposium in April 2005, conducted four community fair housing trainings, continued its outreach program by distributing Spanish, English and Vietnamese brochures; completed Section 504 accessibility compliance contract with ULS, continued translating brochures into Chinese and Amharic, and contracted for the "2005 Analysis of Impediments to Fair Housing Choice."

## INTRODUCTION

- Continued to increase funding for affordable housing production, using the locally funded Housing Production Trust Fund (HPTF) in combination with federal funding;
- Created a new public-private initiative under the HPTF to finance acquisition of affordable housing sites by non-profit housing developers (Site Acquisition Fund Initiative (SAFI),
- Financed 2,168 units of housing with lead-safe requirements, provided lead hazard intervention work on 14 units in 3 projects and announced the opening of three lead resource centers funded under the HUD lead grants;
- Continued to improve program delivery, increased access to DHCD funding by adding a second RFP process within the same fiscal year, and enhanced the monitoring protocols for sub-recipients.

### ***CAPER Report Parts:***

This CAPER report is made up of the following parts:

- Part 1. Accomplishments:** Progress toward Five-Year and One-Year Goals for Affordable housing (home ownership opportunities and increasing the supply); Homelessness prevention and support services (ESG); Non-Housing Community Development, Monitoring and Performance Measurement. (Page 4)
- Part 2. Assessments:** Obstacles and corrective actions; Geographic Targeting, DHCD Funding Process, Institutional Structure and Coordination; and Outreach and Public Participation. (Page 19)
- Part 3. Funding:** Sources And Uses -- Community Development Block Grant (CDBG) Expenditures Related To Priorities, Low-Moderate Income Benefit, Pursuance Of Resources And Financial Summary. The Home Investment Partnership Program (HOME)--Distribution Of Funds Among Identified Needs, Contracting Opportunities, Inspections, Affirmative Marketing And Other Program Information. (Page 37)
- Part 4.** Program Performance, **CDBG, HOME, ESG** and Continuum of Care (Page 5151)
- Part 5. HOPWA**—Housing Opportunities For Persons With AIDS Performance Report Describes Activities, Successes And Failures, Improvements, Method Of Sponsor Selection And Monitoring. (Page 70)
- Part 6. Special Initiatives:** Neighborhood Revitalization Strategy Areas, and Section 108 (Page 8383)
- Part 7. Public Participation**—Notice of Availability; Process, Responses. ( Page 88)

### **APPENDICES (PAGE 94 PP)**

- A Development Finance Projects
- B Neighborhood Based Activities Grants
- C DHCD program Descriptions
- D Map and Census Tract Data
- E REPORTS

## **PART 1. ACCOMPLISHMENTS**

---

### **A. HIGHLIGHTS: FIVE-YEAR GOALS (2001-2005)**

During the Five Year Consolidated Plan period that ended in FY 2005, (FY 2001-2005) DHCD increased the supply of affordable housing; expanded homeownership opportunities and contributed to economic and community revitalization.

From FY 2001 to the end of FY 2005, DHCD provided loans for down payments and closing costs for 1,946 new first-time homeowners through its Home Purchase Assistance Program (HPAP) and federal American Dream Down Payment Initiative (ADDI). DHCD also assisted 1,381 tenants toward home ownership by assisting them in acquiring and converting rental units for condominium or co-op ownership under the DC First Right to Purchase and Tenant Apartment Purchase Programs. DHCD also assisted 291 single-family owner-occupants to remain in their homes by providing loans and grants for rehabilitation, including replacement of lead water pipes.

Over this period, DHCD increased the supply of affordable housing by 10,674 units through funds provided for multi-family rehabilitation and/or for pre-development loans for new multi-family and single-family construction projects. Emergency Shelter Grant (ESG) funds provided emergency assistance to prevent 2,071 households from becoming homeless, to provide shelter for 337 families in a family shelter supporter by DHCD ESG funds, and to renovate 2,082 shelter beds.

DHCD's affordable housing construction projects spur neighborhood revitalization and local economic development. As part of its neighborhood investments over the past five years, DHCD funded technical assistance for 5,469 small neighborhood businesses to assist in their retention and expansion, façade improvement projects for 30 small businesses, and provided job training or placement for almost 400 individuals through community-based organizations. DHCD also provided housing counseling to over 80,000 tenants, home buyers and new homeowners to increase access to housing and stable home ownership.

(See Table 2, page 5)

**Table 2. Five-Year Plan Accomplishments 2001-2005**

	<b>DHCD Program Activity</b>	<b>FY 2001-2004</b>	<b>FY 2005</b>	<b>TOTAL</b>
Affordable Housing Ownership	Provide Home Purchase Assistance (HPAP) loans for down payment and closing costs	1,752	194	1,946
	Assist tenants in first-right purchase of apartments	835	746	1,381
	Expand access to housing through comprehensive counseling for tenants/ownership; and assistance with program requirements and intake	62,738 residents	18,360	81,098
	Make tax delinquent properties available for new ownership through a Homestead lottery	5	10	15
	Assist current single-family homeowners to remain in decent homes by providing rehabilitation loans	188	103	291
Affordable Housing Supply	Provide funding to rehabilitate multi-family units for rental or owner occupants	5,880	871	6,751
	Provide construction assistance for new construction of single or multi-family, rental or owner housing units.	3,162	746	3,908

\*A Prior report of 174 units was for FY 2000, and not during the 2001-2005 Five Year Period.  
Current activity supports 5 previous Homestead property owners, and title clearance.

	<b>DHCD Program Activity</b>	<b>FY 2001-2004</b>	<b>FY 2005</b>	<b>TOTAL</b>
Community Development & Economic Opportunity	Provide neighborhood-based job training and placement	382 268	NA	382 268
	Support local business development with technical assistance	3,593	1,876	5,469
	Support revitalization-community/commercial facilities	61	9	70
Homelessness	Prevent homelessness and provide emergency assistance	1,956	115	2,071
	Provide essential support services (persons served)	>15,000	NA	NA
	Maintain homeless shelters (Renovate Beds)	1,902	180	2,082
	Support shelter for families (# families)	254	83	337

## Fiscal Year 2005 Accomplishments: (Tables 3 and 4)

**1) Homelessness and Special Needs:**

Emergency Shelter Grant (ESG): DHCD exceeded its FY 2005 ESG Action Plan goal to provide shelter for 45 families each month. The actual number of families assisted over the year was 83. DHCD did not meet the goal of assisting 270 individuals/families with emergency grants to prevent homelessness. DHCD provided 1155 emergency grants. The ESG also funded renovation of 180 shelter beds.

Housing Opportunities for Persons with AIDS (HOPWA): HOPWA funds were used to housing assistance to 1,162 individuals and families in the DC EMA. Short-term supportive housing opportunities were provided for 1,309 persons living with AIDS, and supportive services to housing were provided for 1,752 PWAs. Housing information services were provided to 2,900 persons. Twenty-two sub-grants were awarded to provide operating support to housing for persons living with HIV/AIDS, and 45 sub-grantees were provided with technical assistance.

Among the affordable units funded by DHCD under its Development Project Financing Program were 90 special needs units and 231 senior citizen units. (See also p. 47)

**Fiscal Year 2005 Goals and Results***Table 3: HUD Summary of Specific Homeless/Special Needs Objectives*

Obj	Specific Objectives	Performance Measure	Expected Units	Actual Units
<b>#1</b>	<b>Homelessness</b>			
1.1	Prevent increases in homelessness	Eviction-prevention grants provided for families and individuals	180 fams, 90 indivs.	115
1.2	Support homeless families	Families benefiting from support provided for Family Shelter (45 Per month)	45	83
1.3	Maintain the quality of shelter provided to homeless persons.	Shelter beds renovated	342 beds, 68 family units	180beds
<b>#2</b>	<b>Special Needs Objectives</b>			
2.1	Provide housing information services to persons living with HIV/AIDS	Persons receiving housing information	2,050	2900
2.2	Provide and sustain short-term supportive housing opportunities to persons living with HIV/AIDS	Persons served	40 project-based rental asstnc;	169

Obj	Specific Objectives	Performance Measure	Expected Units	Actual Units
			667 tenant- based vouchers, 1069 rent, mrtg, utility payments.	650  490490
2.3	Provide supporting services to HOPWA-assisted housing	Persons provided supportive services	663	1752
2.4	Provide operating support to housing for persons living with HIV/AIDS	Subgrants awarded	45	22
2.5	Assist communities to develop comprehensive strategies for HIV/AIDS housing, outreach and education	Subgrantees provided technical assistance	45	45
2.6	Other Special Needs Housing Units are included in the objective #2 to preserve and increase affordable housing	Special needs housing units assisted	Part of overall 1,308	

## **2) Affordable Housing:**

During FY 2005, DHCD assisted 194 first-time homeowners with loans from the Home Purchase Assistance Program (HPAP), and assisted another 153 tenants in the conversion of their rental units to ownership as condominiums or co-ops. DHCD also exceeded its goal to provide housing counseling to 4,000 households, by providing assistance to 17,662 persons. This goal was revised during the year to reflect the actual level of activity and demand for services. The new goal is 8,000 which will remain in FY 2006, given appropriate funding and vendors.

DHCD increased the supply of affordable housing by funding rehabilitation of multi-family units or pre-construction of new units for a total of 1,617 units. Among the affordable units supported were 871 rehabilitated multi-family units and 746 new construction multi-family or single-family units. Of the units, funded in FY 2005, 354 were affordable to extremely-low-income residents; 437 units were affordable to very-low income residents, 889 units were affordable to low-income residents, and 41 units were affordable to low-moderate income residents. (See page 47, Table 16)



**Table 4: HUD "Table 2C" Summary of Specific Housing/Community Development Objectives and Results FY 2005**

Obj.	Specific Objectives	Performance Measure	Expected Units	Actual Units
<b>#3</b>	<b>Rental Housing Objectives</b>			
3.1	Preserve and increase affordable housing supply for low-moderate income, extremely low and very low-income residents	Units funded with multi-family rehabilitation and construction assistance	1,308	871
3.2	Support tenants through tenant organizations with first right to purchase assistance to convert rental units to ownership units	Tenants provided counseling, technical assistance	4,000	8,456
3.3	Provide counseling to tenants in assisted housing with expiring subsidies, to prevent involuntary displacement.	Tenants assisted	3,000	4,000
<b>#4</b>	<b>Owner Housing Objectives</b>			
4.1	Increase homeownership opportunities for low-moderate-income residents	Home purchase loans to homebuyers; incentives to non-profit developers; predevelopment loans (includes HODIF funds)	240 HPAP loans;	194
4.2	Increase homeownership Opportunities for very-low * low-income residents who are HOME-income eligible through the ADDI program	Home purchase loans to very-low and low-income home buyers, especially current public housing residents; pre and post-ownership counseling	70	70
4.3	Preserve existing home-ownership through assistance with rehabilitation to code standards.	Single-family rehab loans directly or through nonprofit intermediaries	35	103
4.4	Increase supply of new single and multi-family housing units	Construction assistance loans for new units	200	746
4.5	Assist conversion of rental units to condominium/co-op Ownership units.	Families assisted	200	153
4.6	Promote and preserve home ownership and support homeowner management skills	Persons receiving comprehensive housing counseling and program intake.	4,000	17,662
4.7	Promote home ownership through the reclamation of abandoned properties	Homestead Program properties supported	5 units	10

### 3) Non-Housing Community Development--Expanding Economic Opportunity:

DHCD exceeded its FY 2005 Action Plan goal to provide technical assistance to 300 small businesses by providing assistance to 1,876 small businesses. The original goal of 300 was revised during the year to reflect the actual level of activity and demand for these services. The goal was increased to 1,500 businesses which will remain the target in FY 2006, given appropriate funding and vendors. DHCD also funded nine (9) community and/or commercial facilities and planning activities. (Tables 3, 4 and 5)

**Table 5: HUD "Table 2C" Summary of Specific Housing/Community Development Objectives FY2005 (Table 2A/2B Continuation Sheet)**

Obj.	Specific Objectives	Performance Measure	Expected Units	Actual Units
<b>#5</b>	<b>Community Development Objectives</b>			
5.1	(Neighborhood Revitalization) Support retention and growth of local neighborhood businesses.	Businesses assisted through technical assistance from CBOs	300	1,876
<b>#6</b>	<b>Infrastructure Objectives</b>			
	Infrastructure Objectives may include business infrastructure improvements funded with local funds. See Economic Development Objectives. (See p. 27)	(See 9/3)		
<b>#7</b>	<b>Public Facilities Objectives</b>			
	There are no specific public facility objectives in this Plan; public facility activities are undertaken as part of Development Finance Division Project Finance Activities (See page 26)			
<b>#8</b>	<b>Public Services Objectives</b>			
	See Neighborhood-Based Activities discussion.	See Objectives 3.3, 4.5 and 9.1		

Obj.	Specific Objectives	Performance Measure	Expected Units	Actual Units
<b>#9</b>	<b>Economic Development Objectives</b>			
9.1	Support property management (through RLA-RC)	Properties Managed	94	94
9.2	Enhance function and appearance of business facilities to strengthen commercial corridors	Businesses assisted through grants for the revitalization of commercial facades	100	0
<b>#10</b>	<b>Planning/Administration:</b>			
10.1	Conduct program monitoring activities	Site visits and reports	60	58
10.2	Carry out the Department's Administrative Management Program	Various	N/A	

#### OTHER FY 2005 ACCOMPLISHMENTS

In addition to its goals for affordable housing, homeless prevention and service, and for non-housing community development, progress was made in 1) reducing lead-paint hazards; 2) addressing the city's anti-poverty strategy; 3) monitoring programs and sub-recipients; and 4) in performance measurement as described below:

##### ***1) Reducing Lead-Paint Hazards***

The Consolidated Plan describes the District's efforts to implement the U.S. Department of Housing and Urban Development's (HUD) lead-safe housing regulations. (page 86 of Plan)

Background: DHCD competed for and was awarded two HUD lead-safety grants for FY 2004. The grants, which were received at the end of FY 2003, were: 1) the Lead Hazard Control Program Grant award of \$2,997,743; and the Lead Hazard Reduction Demonstration Grant award of \$2,000,000. The District match for the grants is \$4,000,000. DC's Program is called the "Lead Safe Washington (LSW) Program." DHCD works in partnership with the D.C. Department of Health (DOH) and the community to address lead-safe requirements. Since the program's inception, LSW has spent approximately \$632,000 and executed 27 grant agreements to pay for lead evaluations, lead rehab work and to fund its community partners. LSW has funded lead work in 488 units of housing, has 115 units currently undergoing some level of lead intervention, and over 200 units being considered for funding by LSW. LSW has also provided lead training to 158 District of Columbia residents and reach over 200,000 individuals with lead-based paint safety information.

**Progress:**

DHCD has made progress in implementing the Lead Safe Housing Rule by incorporating the Rule into its housing rehabilitation programs. For single family rehabilitation, DHCD conducts a lead-based paint (LBP) inspection risk assessment as part of each field investigation it undertakes for single family properties to be assisted through its Single Family Residential Rehabilitation Program (SFRRP), and the homeowners are provided grant funding to pay for the LBP hazard abatement. In its multi-family housing rehabilitation program, the Development Finance Division has financed approximately 1,600 units of housing in FY 2005, the majority of which must comply with the Lead Safe Housing Rule.

Key actions for DHCD in carrying out the District's strategy are to ensure that lead-safe work practice requirements for contractors are used in renovation, remodeling, painting, demolition and other activities that disturb painted surfaces in assisted units. DHCD has financed (in connection with the Lead Safe Housing MOU) approximately 2,168 units of housing with lead safe requirements. This does not include the 28 applications for single family rehab and lead work currently underway. LSW also provided lead hazard intervention work on a total of 14 units for three projects to meet its HUD benchmark for FY 2005 in one grant and exceed the benchmark in the second grant.

**Outreach and Education:**

During FY 2005, Lead Safe Washington, (LSW) as part of its outreach and education efforts, established four sub-grants, three of which were awarded to community-based organizations, and the fourth was awarded to the Coalition to end Childhood Lead Poisoning. Additionally, DHCD announced the opening of three lead resource centers being funded under the HUD lead grants in the following communities: Marshall Heights/Deanwood, Congress Heights, and Ivy City-Trinidad. The resource centers provided education materials on lead-based paint prevention, HEPA vacuum loan program and free cleaning kits. The three CBOs also provided additional lead training to residents in the target communities.

Since 2003, DHCD has held three major lead forums and conferences. In October of 2005, DHCD partnered with the Department of Health and a number of non-government organizations to convene a kick-off to Lead Awareness Week called the "D.C. Lead Safe Fair: Healthy Homes-Healthy Children". The Fair offered information on lead-related health screenings, government programs and services, and businesses or organizations that provide products or services to populations most affected by the effects of LBP.

## **2) Anti-Poverty Strategy**

DHCD is not the lead agency in the District's direct efforts to reduce poverty, and the HUD entitlement program funds administered by DHCD are not the primary source of funds for anti-poverty activity by the District. However, by funding housing for extremely low, very-low and low-income residents DHCD contributes to the city's anti-poverty strategy by lifting families out of poverty and providing them with stable lodging and a means to build equity for the future. DHCD also supports other DC Government initiatives in reducing poverty and utilizes its federal and local funds to help residents improve their financial stability through housing and financial counseling programs conducted by a network of community-based organizations. DHCD also provides funds to community-based organizations to assist small businesses with technical assistance and to improve their physical appearance to retain and expand neighborhood job opportunities.

The comprehensive housing counseling services funded by DHCD provide tenants and prospective homeowners with assistance in such matters as: improving credit, household budgeting, household/home management and maintenance—all geared toward improving residents' opportunities to obtain and retain decent housing, with the prospect of moving toward ownership and the development of equity. Residents of buildings with expiring Section 8 protections are provided targeted assistance in locating housing options, and introduced to the DHCD-sponsored Tenant First Right to Purchase Program to move toward ownership.

The Tenant First Right to Purchase Program and the Tenant Apartment Purchase Assistance programs provide technical assistance, seed funds and "earnest" money to tenant groups to assist them to organize to take advantage of their first right of refusal when a building is for sale. The program also provides new tenant owner groups with management/technical assistance. Converted buildings are also eligible to apply to DHCD for rehabilitation funding. During FY 2005, DHCD provided 153 tenants with these services.

DHCD provides education and outreach to ensure that Fair Housing Laws are understood and that all residents are provided with information on their rights to access to housing in the District of Columbia. Assistance is provided in several languages. During FY 2005, DHCD reached over 2,000 residents with Fair Housing Information and/or assistance.

Other agencies play the key roles in the reduction of poverty. The Department of Human Services administers income support, welfare to work and a range of programs to support families and individuals. The Community Partnership for the Prevention of Homelessness provides emergency support from ESG funds to prevent eviction. The Office on Aging provides support services to seniors and partners with DHCD in the development of senior housing.

The Department of Employment Services (DOES) provides extensive job training opportunities through its city-wide "One Stop Service Centers." The Workforce Investment

Council (WIC) brings together private and public sector stakeholders to develop strategies to increase employment opportunities for DC residents, to support and to assist DOES in its employment mission FY 2005. The DC Public School Administration has created career-oriented high schools in a number of specialized areas, including the Technology and Hospitality Industries to facilitate students progressing from school to real jobs in the DC market.

#### **New Communities and Great Streets:**

During FY 2005, the Mayor, City Administrator and Deputy Mayor for Planning and Economic Development announced a new set of anti-poverty initiatives that directly target neighborhoods with high poverty and crime rates. These two initiatives are being planned to address both physical and socio-economic-educational needs of the targeted areas—by combining government resources with those of private and non-profit developers or organizations to bring long-term and comprehensive revitalization to the designated “New Communities”. The companion program, “Great Streets” is a strategy to revive the local commercial corridors bordering the new communities so that the balance of services that neighborhoods need are restored along with the housing and social fabric.

This is a new and aggressive approach to fighting poverty that includes current residents and businesses in the planning for an inclusive neighborhood that attracts a mixture of incomes and families, singles, and elders into the revitalized neighborhoods. DHCD will play an important role in these initiatives starting with FY 2006.

### **3) *Fair Housing***

Racial and ethnic minorities, among other protected groups, can face impediments to fair housing choice in the rental, sales, mortgage, and in the insurance process when acquiring a home. These obstacles are further heightened when income constraints does not permit the family to increase its collective wealth through the purchase of a home. Many barriers are a result of perceived stereotypes related to the federal protected class, i.e. race (ethnic identity), color, national origin, religion, sex, disability and familial status. In addition, District, residents can face extra alienation due to their membership in a local protected class which can include but is not limited to: sexual orientation, age, marital status, source of income, place of residence or business, and political affiliation.

Prospective homebuyers and current homeowners face another challenge in their homeownership dream in the practices used by predatory lenders through home improvement scams and refinancing schemes. These scams typically target elderly African American homeowners with substantial equity in their property and recent immigrant home seekers who are limited in their English proficiency (LEP) These challenges to fair housing and homeownership are exacerbated by the limited supply of affordable housing (assisted or otherwise), and limited housing services for limited English proficiency populations.

To assist District residents through these market changes and industry challenges, DHCD continues to collaborate with its private sector and non-profit partners to tackle barriers and discriminatory actions which prevent District residents from enjoying fair treatment and equal opportunity in their housing search.

During Fiscal Year 2005, DHCD and its Fair Housing Program accomplished the following:

- Held the Fourth Annual Fair Housing Symposium in April 2005 targeting community based service providers, the real estate industry-- particularly property managers--and District residents. This effort was a partnership between the District government (DHCD along with the Office of Human Rights) and the fair housing advocacy non-profit sector represented by the Equal Rights Center. This year's theme title "Symptoms: When Location Makes a Difference, Diagnosis: Today's Victims, Today's Victories, and Treatment: Back to the Basics – The Intent of Fair Housing" dealt with issues affecting District residents. National as well as locally recognized fair housing and industry experts were invited to speak.
- Conducted four community fair housing trainings throughout the city in partnership with community based organizations during Fair Housing Month (April 2005)
- Continued to execute and oversee the HUD awarded grant—the "Fair Housing Initiatives Program-Education and Outreach Initiative (FHIP-EOI) Homeownership Component funding program." DHCD produced the "Your Fair Housing Right to Homeownership" brochure to educate prospective homebuyers on the process of home buying and on the fair housing "red flags" they should be aware of at each step of this process. The target lower-income and limited English proficiency residents facing barriers to housing choice are helped to overcome poor credit history problems, to improve personal financial management practices, and to prepare for homeownership.
- Distributed program and fair housing brochures in the various LEP languages when canvassing District neighborhoods for housing-related issues through the Department's Neighborhood Service Coordinators.
- Completed the Section 504 accessibility compliance contract with University Legal Services to ensure that current pipeline and prior multifamily projects are in compliance with the mandatory Sec. 504 accessibility rules and regulations.
- Provided training to program and project sub-recipients to ensure Department wide compliance with federal funding regulations and increase accessibility for residents. Training included: fair housing and accessibility guidelines, equal opportunity rules and regulations, and Section 504 and the Uniform Federal Accessibility Standards (UFAS).

- Contracted with the Urban Institute to complete the “2005 Analysis of Impediments to Fair Housing Choice”, a document detailing the private sector, government agency and legislative obstacles faced by DC residents. These obstacles include: rules, regulations, business practices, laws, policies, legislation, and other factors.
- Continued to excel in compliance performance with the regulations enacted in the D.C. Language Access Act of 2004. This law provides for greater accessibility to DC government programs by the LEP population, which in DC, is made up of the following language groups: Spanish, Chinese, Vietnamese and Amharic.

#### **4) *Monitoring***

During fiscal year 2005, DHCD continued to improve its sub-recipient monitoring program and procedures. DHCD developed its annual sub-recipient monitoring plan, and conducted monitoring reviews of DHCD programs and sub recipients, including the Neighborhood Based Activities (NBA) sub-recipients; the Residential and Community Services’ Division administration of the NBA and Community Based Organizations. The Office of Program Monitoring (OPM) issued monitoring reports that included specific findings and recommendations to be addressed.

OPM continued to use its tracking database to monitor DHCD and sub-recipient corrective action for reports issued by OPM and by external agencies such as HUD and the D.C. Office of the Inspector General, and respective A-133 auditors. Several recommendations were closed due to OPM’s tracking and follow-up.

OPM regularly monitors the Integrated Disbursement Information System (IDIS) for CDBG, HOME, HOPWA and ESG commitment and spending requirements. OPM issues monthly spending reports for the above programs.

With regard to oversight of Community Housing Development Organizations (CHDOs), during FY 05, DHCD has recertified several CHDOs and certified two new CHDO (Jubilee and DC Habitat for Humanity) in accordance with the CHDO definition stated in 24 CFR 92.2. The Department also requires that all CHDOs certify their compliance with that definition prior to issuing CHDO funds to them. To maximize the use of CHDO funds, the Office of Program Monitoring monitors the CHDO reservation requirement (in IDIS) on an ongoing basis, and DHCD both advertises technical assistance opportunities to the CHDOs and solicits CHDO participation from nonprofit organizations.

#### **5) *Performance Measurement***

The District has had a Monthly Performance Measurement system in place since FY 2000. In FY 2003, the District began to implement a government-wide system of Performance-Based Budgeting (PBB). DHCD implemented its PBB starting with FY 2004. As part of the



DC performance measurement system, DHCD has had in place a Mission Statement, goals and objectives and performance measures for each housing and community development program area.

Government-wide training for an automated budget and performance measurement system, the Administrative Services Management Program (ASMP), has been in progress during FY 2004, and will go “live” beginning in October 2004 for fiscal year 2005. Monthly (or quarterly) performance data for demand and output will be provided by program staff and the system will automatically calculate the result as a *percentage* based on a preset output-over-demand formula. Reporting is done through the Office of the Director for transmittal to the Mayor.

The District takes Performance Measurement seriously. Performance measures are part of all Agency Directors’ employment contracts with the Mayor, and they are evaluated each year in writing and in a direct conference with the Mayor. In turn, within the agency, the measures for each program/division become part of Division Directors’ performance plans and part of the annual evaluation process.

The measurement system enables the Director to know on a monthly basis the productivity of the Department and its progress in meeting spending plans and program commitments to HUD and to the Mayor and Council of the District of Columbia. The system provides a color-coded view of trend analysis so that managers can get a quick update on the status of measures. Program managers/division directors are provided with a quarterly analysis of their progress toward goals and required to explain lagging goals, as well as to recommend strategies and/or resources needed to meet any unmet obligations. This data collection and monitoring system provides a basis for managers to make course corrections in light of unforeseen circumstances, and to anticipate changes needed in program design, funding or operations. DHCD’s performance targets are submitted as part of the Annual Action Plans and results are reported in the annual CAPER reports. (Tables 3, 4, and 5)

### **Outcome Measures:**

DHCD has developed outcome measure indicators which will relate to an improved quality of life for program participants, improved quality of local housing stock, and revitalization of neighborhoods. Our outcome measurements are identified in the Table below, and show how DHCD program measures relate to HUD parameters for measuring outcomes. (See Tables 3, 4, 5 for output measures)

### Program Outcome Measurement

HUD Objective	Indicator	DHCD Program	Outcome	Measurement
Suitable Living Environment	Number of housing units assisted that have eliminated at least one significant health and safety deficiency	DFD Project Financing—Rental Housing Rehab Program	<i>Over a five-year period, 7,540 units of affordable housing will be brought up to DC building Code standards. The annual output objective is 1308 units at DC Code standards. Units will be in targeted neighborhoods throughout the District to increase stability and revitalization.</i>	Actual number of units of affordable housing financed and brought up to DC building code standards will be measured against a Dept. of Consumer & Regulatory Affairs database of DC total housing unit code deficiencies and be expressed as a percentage of reduction.
Suitable Living Environment	Units provided with financing for the correction of documented housing code violations and other health and safety threats.	Homeownership Promotion and Preservation, Single-Family Residential Rehab Program	<i>Stable housing is preserved for low/moderate income homeowners as 50% of eligible homeowners complete the necessary steps to obtain District rehabilitation financing to correct housing code violations and other threats to personal health and safety.</i>	Ratio of Single Family Rehab applications approved by loan committee to total number of rehabilitation projects financed by loans and/or grants.
Suitable Living Environment	Reduction in derelict properties as a result of acquisition, demolition or rehabilitation and Increased neighborhood stability.	DFD Financing, TPAP, tenant purchase program.	<i>Rental housing will be returned to DC code standards and homeownership will be increased by assisting 150 tenant-households to purchase and own these units. Units will be in targeted neighborhoods throughout the District</i>	Number of families successfully purchasing the buildings they live in
Affordable Housing through funding	% increase in homeownership rate in targeted neighborhoods or community overall	HPAP, first-time homeowner loans	<i>City-wide proportion of low-Moderate-income homeowner households to renter households is increased, as 30% of all low/mod-income renters receiving Notice of Eligibility for DC funded homebuyer settle homebuyer loans. .</i>	Ratio of all applicants obtaining Notices of Eligibility for first-time homebuyer assistance to total number of households purchasing homes with DC homebuyer assistance.

HUD Objective	Indicator	DHCD Program	Outcome	Measurement
Economic Opportunity-	Neighborhood Based Activity	Commercial Corridor Development and Technical Assistance	<i>Small businesses in expanding commercial corridors become more competitive and are stabilized against possible displacement as 90% of businesses presenting receive assistance developing marketing efforts, business plans, certifications, etc. which increase their opportunities to be self-sustaining.</i>	Ratio of all small businesses that seek technical assistance from grantee agencies to total number of small businesses actually provided such services by grantee agencies.
Suitable Living Environment	Neighborhood Based Activity	Housing Counseling Program	<i>Households with active or potential housing crises have housing situations stabilized, as 90% of households seeking assistance receive counseling, information about affordable housing and/or access to District housing assistance programs.</i>	Ratio of all households requesting appointments for counseling services** with grantee agencies to all households that receive face-to-face counseling. **excluding households that do not keep scheduled appointments.
<i>Ending and preventing chronic homelessness</i>	<i>End and prevent chronic homelessness in DC by 2014</i>	<i>ESG support for Shelter Operations, emergency grants, and shelter bed renovations.</i>	<i>No fewer than 45 families will be housed each month in suitable living space; Households will be stabilized and prevented from becoming homeless and Homeless persons will be provided safe, sanitary and decent living conditions</i>	Actual number of families/individuals assisted each month; number of beds renovated.